

SEQUENTIAL PROCESS FOR LOCAL HOUSING BANK LEGISLATION

- 1) Town Meetings spring 2022: a minimum of four out of six towns must pass the Housing Bank Warrant Article for the process to move forward. Only the towns that pass the warrant article will become members of the Housing Bank (HB).

- 2) In each town that passes the HB Warrant Article at Town Meeting:
 - a) Select Boards will appoint one person to a Housing Bank Review Committee (HBRC) which will be authorized to make changes to the legislation prior to submission.
 - b) The HBRC will review the draft legislation that has been filed with all the town clerks as described in the HB Warrant Article (“An Act Establishing the Martha’s Vineyard Housing Bank”, referred to here as “the Act”). Any language modifications that the HBRC would like to make to the Act, which are in keeping with the parameters of the HB Warrant Article, will be made by majority vote of the HBRC.
 - c) In the case of any Town Meeting amendments to the HB Warrant Article: if the HBRC determines that they are outside of the scope of the warrant article, further Town Meeting action would be required to attempt to reconcile prior to submission of the legislation to the legislature. If a town or towns cannot reach reconciliation, such town or towns will be excluded from initial membership in the HB. A minimum of four out of six towns must approve substantially similar warrant articles for the HB to proceed.

- 3) Once the HBRC has completed its task, Select Boards will coordinate with MV’s State Representative for filing of “An Act Establishing the MV Housing Bank” (the Act) to the current or next legislative session, depending which is

deemed to be (by towns and MV's state representative) the most strategically beneficial to the effort.

- 4) Once the Act is submitted, the MA Legislative Review Committee will review the Act and make recommendations, if desired, for changes.
- 5) If changes are proposed, they must be approved by two thirds (2/3) of the participating Select Boards by a majority vote of each Select Board. The Act will then return to MA Legislature via MV's State Representative, where it will be reviewed by Legislature's counsel for language approval.
- 6) The Act continues the legislative process for consideration for passage.
- 7) If/when the Act is passed by the legislature:
 - a) Each participating Select Board will appoint an Initial HB Commissioner, and the Dukes County Commission will appoint the at-large Initial Commissioner. This Initial Commission will
 - i. Execute an intergovernmental agreement with the Land Bank in order to begin collection of the transfer fees (which will be held until operation of the Housing Bank begins) and
 - ii. Determine the lengths and staggering of the terms for all Commissioners to be elected.
 - b) Town Advisory Boards ("TABs") will be appointed by the designated town boards.
 - c) At the first regular town election following enactment, the Towns will elect Commissioners. At the first annual state election following enactment, the Island-wide at-large Commissioner will be elected.
- 8) Once all Town Commissioners have been elected, they and the Initial at-large Commissioner will write and enact Housing Bank policies in consultation with the TABs. At that point the Housing Bank will begin operation.
- 9) At the time of the next state election, the at-large Commissioner will be elected.

